



# GP2020 PLANNING COMMISSION

This document includes referrals made by the Planning Commission on January 31, February 7, February 14, and March 7, 2003.

► REFERRALS

*GENERAL PLAN 2020 Planning Commission Referrals*

Speaker	#	Property (area – APNs if known)	GP2020 Working Copy Designation	Existing General Plan Designation	Request
<b>ALPINE</b>					
Bill Schwartz	1	402-201-28	2du/acre	(17) Estate Residential, 1du/2,4 acres	Commercial
Kent Dawson	2	404-262-39	2du/acre	(1) Residential, 1du/1,2,4 acres	1 du/4 acres – equestrian
Stan Dotts	3	402-140-09	2du/acre; 1du/2 acres	(17) Estate Residential, 1du/2,4 acres	2.9du/acre
Craig Linden, Kamps Propane	4	16245 Alpine Blvd	1du/20 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Retain M54; allow the propane business to continue
Sharon Grandi	5	402-220-56	1du/acre	(1) Residential, 1du/1,2,4 acres	Compatibility re-zoning
Mark Turvey	6	Dunbar Ln and I-8	1du/20 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Village Core designation
Jane Tammadge	7	404-100-32 to 34	1du/acre, 1du/20 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/acre
<b>BONSALL</b>					
Ron Wootton (representing Vessels Family)	1	Vessels Ranch (aka Dulin Ranch SPA); located in the most northern portion of the plan area, directly west of I-15 123-310-18, et al	1du/20 acres and 1du/40 acres in the floodplain	(21) SPA (0.24) Vacant	Designations ranging from 14.5du/acre to 1du/40 acres; request to map floodplain correctly

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Mike Stacco	2	Located in the southwesterly corner of the plan area; east of the City of Oceanside, south of Mission Ave and west of Vista Way 170-020-20 to 23, 28	1du/10 acres	(17) Estate Residential, 1du/2,4 acres	1du/acre

**CENTRAL MOUNTAIN**

NONE					
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**Cuyamaca**

NONE					
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**Descanso**

Bob Merigan	1	Merigan Ranch	1du/40 acres to 2du/acre	(1) Residential, 1du/1,2,4 acres	Semi-Rural designation (allow for 118 du's)
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**Pine Valley**

Bob Burdette	1	Simpkins and Mills/Burdette property (aka Pine Creek Ranch)	1du/40 acres	(1) Residential, 1du/1,2,4 acres	Retain existing density
Carmen Lucas	2	Lucas Ranch 337-170-02 337-220-01 (total of 320 acres)	1du/80 acres	Indian Reservation (became private property in the 50s)	1du/40 acres

**COUNTY ISLANDS**

NONE					
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<b>CREST/DEHESA/HARBISON CANYON/GRANITE HILLS</b>					
Lorraine Walls	1	Located in the center of the plan area, along Harbison Canyon Rd, between Harbison Canyon and Dehesa 510-020-12 510-031-06 510-040-17	1du/20 acres	(18) Multiple Rural Use, 1du/4,8,20 acres and (24) Impact Sensitive, 1du/4,8,20 acres	Retain existing designation
Frank Bongiovanni	2	Located in the north, just south of the preserve 399-130-02	1du/10 acres	(17) Estate Residential, 1du/2,4 acres	Retain existing designation
Lee Vance	3	The Villas at Singing Hills (PAA 90-15), located between Crest and the Singing Hills SPA	1du/20 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Specific Plan
John Gibson	4	Located in the northern area 399-020-13, 17 399-021-03, 15	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Retain existing designation
William Schwartz	5	Crestlake (TM 5082), located in the most northerly corner of the plan area; within Lakeside, Alpine and Crest/Dehesa plan areas 396-130-03, 04 399-020-04	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Retain existing designation

*GENERAL PLAN 2020 Planning Commission Referrals*

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Paul Ulrich	6	Crestview Properties, adjacent to the Crest Country Town on the east side 510-010-12 509-010-51	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/acre or remain the same

**DESERT**

NONE					
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**Borrego Springs**

Borrego Springs Sponsor Group/Multiple speakers	1	All land designated 1du/20 acres	1du/20 acres	Majority is (18) Multiple Rural Use, 1du/4,8,20 acres; small area at (2) Residential, 1du/acre and (5) Residential, 4.3du/acre	1du/4 acres
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**FALLBROOK**

NONE					
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**JAMUL/DULZURA**

James Greco	1	Honey Springs Ranch	1du/40 acres	(21) SPA (0.2) Vacant	Retain existing density
Bill Schwartz	2	519-312-59	1du/4 acres	(1) Residential, 1du/2,4 acres	1du/acre (same as surrounding lots)
Byron White	3	Forest Park, Lawson Acres, Lawson Heights, Lawson Valley, and Lyons Vista Partnerships	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Maintain present zoning of 8-acre minimum

*GENERAL PLAN 2020 Planning Commission Referrals*

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Chuck Bantier	4	599-052-01 522-130-16	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Retain existing density

**JULIAN**

NONE					
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**LAKESIDE**

Gordon Shackleford (Speaking as a member of the Lakeside Planning Group)	1				Indicate that designations that are slope dependent be shown on map legend; write out justification for Lambron's exception; tighten procedures to avoid conflicts of interest due to changes in the LCPG membership
Jim Waring	2	396-030-17, 18, 38	1du/2 acres	(17) Estate Residential, 1du/2,4 acres	Commercial <u>or</u> 2.9 du/acre or 4.3du/acre

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Richard Hensle (Speaking as a member of the Lakeside Planning Group)	3				Concerned that some areas of Lakeside have zoning that effectively reduces density, and the density in these areas should be changed to reflect existing zoning regulations; High Meadows Ranch is too dense relative to slope and groundwater conditions
Lee Vance (representing property owner)	4	397-180-11	1 du/4 acres	(1) Residential, 1 du/1,2,4 acres and (5) Residential, 4.3du/acre	4.3du/acre
John Musial/Russ Hunt	5	Rios Canyon Ranch, located within the Lakeside and Crest/Dehesa plan areas	1 du/4 acres	Most of the site is (18) Multiple Rural Use, 1 du/4,8,20 acres; small areas are (1) Residential, 1 du/acre or (5) Residential, 4.3 du/acre	Would like to work with staff to refine the proposed GP designations
Michael Baxter	6	326-060-11, 17	Limited Impact Industrial	General Impact Industrial	Retain existing designation
Anthonius Botter	7	329-132-26	1 du/10 acres	1 du/2 acres	1 du/acre
W. Jay Pulver	8	388-260-43 to 46, 49 to 51, 54	14.5du/acre	(8) Residential, 14.5du/acre	29du/acre unless deleted, then 24du/acre

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Mark Turvey	9	Old 80 Corridor Flinn Springs	Unknown – unspecified area (requires APN)	Unknown – unspecified area (requires APN)	Commercial and industrial use all along Old Highway 80 near the Lakeside and Alpine border
Sean Green	10	375-041-36	1du/4 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	M58

**MOUNTAIN EMPIRE**

Dr. Starkey	1	North of I-8 at La Posta Rd	1du/80 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/10 acres per proximity to I-8
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**Boulevard**

NONE					
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**Jacumba**

NONE					
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**Lake Morena/Campo**

Father Joe Carroll/Craig Beam	1	Father Joe's Children's Village, north of SR-94, east of Cameron Corners	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Allow for a Major Use Permit
Starr Ranch	2	Adjacent to Cameron Corners due west (2,000 acres)	Village designation (2du/acre, 1du/4 acres) at Core, 1du/40 acres west	(18) Multiple Rural Use, 1du/4,8,20 acres	Maintain 480 home sites per existing GP with a Village Core concept – higher densities in Core, 1du/10 acres transition to 1du/40 acres



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<b>Potrero</b>					
NONE					

<b>Tecate</b>					
Edward Drobeck	1	636 Plaskon Ln 654-051-04	1du/40 acres along area described	(18) Multiple Rural Use, 1du/4,8,20 acres	Commercial on at least a portion of property
Byron White	2	652-050-16	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/20 acres north of Tecate Rd, 1du/4 acres or Neighborhood Commercial south of Tecate Rd
Ron White	3	652-060-25	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/10 acres

<b>NORTH COUNTY METRO</b>					
Boyd West	1	169-021-06 “Sunset Island” area (3.7 acres)	2du/acre	(1) Residential, 1du/1,2,4 acres	Unspecified higher density

<b>Hidden Meadows</b>					
NONE					

<b>Twin Oaks</b>					
General Planning Commission Comment – It does not appear that Twin Oaks has taken a fair share of the population. Needs major rework in the southern portion of the plan area. Work with the community on the ideas and concepts proposed. Emphasis should be on the area adjacent to San Marcos in the south and the north en portion of the plan area.					

*GENERAL PLAN 2020 Planning Commission Referrals*

Speaker	#	Property (area – APNs if known)	GP2020 Working Copy Designation	Existing General Plan Designation	Request
Joe Perring	1	Stonegate Development, located in the northeastern portion of the plan area (2,300 acres)	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Mixed use residential/commercial (2,826 du's) with 1,700 acres of open space
Leslie Shotz	2	174-300-21	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Retain existing zoning of 4-acre minimum
Marjorie Cruz Gordon	3	178-180-05, 15	1du/20 acres	(19) Intensive Agriculture, 1du/2,4,8 acres	1du/4 acres

**NORTH MOUNTAIN**

NONE					
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**Palomar Mountain**

NONE					
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**OTAY**

NONE					
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**PALA-PAUMA**

Jim Chagala (representing Bradford)	1	110-130-02, 03 110-190-07, 11 111-050-01, 02 111-070-01 to 03, 09 111-080-01	1du/80 acres	110-190-0: (18) Multiple Rural Use, 1du/4,8,20 acres; 111-070-03: (23) Nat'l Forest/State Parks (located in North Mtn.); remaining parcels: (20) General Agriculture, 1du/40 acres	1du/40 acres (per GPA 96-03)
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Jim Chagala (representing Beck - Central)	2	132-250-41 (part of 615.75 acres total ownership)	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/4 acres
Jim Chagala (Representing Beck – East)	3	132-250-39 132-080-86 (part of 615.75 acres total ownership)	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/4 acres
Jim Chagala (representing Beck – West)	4	130-120-07 (part of 615.75 acres total ownership)	1du/20 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/10 acres
Jim Chagala (representing Beck – Rincon)	5	133-250-10	1du/10 acres	(17) Estate Residential, 1du/2,4 acres	1du/2 acres
Jim Chagala (representing the Bell Family Trust)	6	136-200-14 to 16	1du/80 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/10 acres
Hadley Johnson (representing Rancho Heights Rd. Assn.)	7	Pala – Temecula Rd 109-372-06 109-160-02	1du/40 acres (northern area)	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/10 acres
Daniel Brunton	8	Rancho Guejito 191-180-04 192-010-01 (approx. 23,000 acres)	1du/160 acres	(20) General Agriculture, 1du/40 acres	1du/40 acres
Donna Recchia/ Thomas Cerruti/ Ray Gray (representing Pala Del Norte Property Owners)	9	Near Hwy 76 and Pala del Norte Rd 110-072-05, 13, 17	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/10 acres

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Jerry Fischer	10	135-320-02 136-210-01	1du/80 acres	(20) General Agriculture, 1du/40 acres	No change to density – says density is 1du/8 acres; asking for density he had (1du/8 acres) prior to Ag20 lawsuit and GPA that changed designation to 1du/40 acres
Thure Stedt	11	111-070-12, 13 111-080-06 to 19	1 du/10 acres	(19) Intensive Agriculture, 1du/2,4,8 acres	1du/4 acres

**PENDLETON-DELUZ**

NONE					
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**RAINBOW**

Stubblefield/Gordon Stubblefield	1	102-221-07 (approx. 33.36 acres total ownership)	1du/20 acres, General Commercial	General Commercial, (18) Multiple Rural Use, 1du/4,8,20 acres	Expand Commercial plan designation from 3.84 acres to 9.12 acres to accommodate septic and truck parking
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**RAMONA**

General Planning Commission Comment – Continue to work with the community on Town Center Planning.					
Carol Leone	1	288-081-01 to 03	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Limit density reductions and/or provide adequate equity mechanisms
William Schwartz	2	Monte Vista Ranch	1du/40 acres	(21) SPA (.20) (1du/5 acres)	1du/20 acres (?)

*GENERAL PLAN 2020 Planning Commission Referrals*

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Joe Gallagher	3	Barona Mesa area	1du/40 acres	Unknown – unspecified area (requires APN)	1du/5 acres

**SAN DIEGUITO**

Steve Sheldon	1	Elfin Forest/Quail Ridge 223-090-02, 55, 57 223-092-01 to 04, 06 223-330-10, 11	1du/10 acres, 1du/20 acres	(17) Estate Residential, 1du/2,4 acres, (18) Multiple Rural Use, 1du/4,8,20 acres (>84 acres zoned 8-acre min. parcel size)	Retain existing density
Dave Capich	2	222-380-11	1du/10 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/2 acres or 1du/4 acres
Bob Trapp	3	235-011-01, 02, 06 238-021-08 to 10	1du/10 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	Village Core density (and grading)
Eric Anderson	4	Elfin Forest	1du/4 acres	(17) Estate Residential, 1du/2,4 acres	Retain existing density (?)

**SPRING VALLEY**

Steve Paschall	1	Southeast of SR-54 and Jamacha 584-170-07	4.3du/acres	(5) Residential, 4.3 du/acre (zone: R-1, 1du/acre)	Light Industrial
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**SWEETWATER**

Lee Vance	1	Near intersection of SR-54 and 125 586-051-03	2du/acre	(3) Residential, 2du/acre	10.9du/acre
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Speaker	#	Property (area – APNs if known)	GP2020 Working Copy Designation	Existing General Plan Designation	Request
<b>VALLE DE ORO</b>					
William Schwartz (representing John & Terry Lamp)	1	Area adjacent to and east of Jamacha Blvd in the eastern portion of the plan area 518-010-51, 52	1du/10 acres	(20) General Agriculture, 1du/10 acres	1du/acre or 2du/acre and still allow for agriculture
Lee Vance	2	Cottonwood Golf Course, located southeast of Jamacha Rd and southeast and adjacent to Willow Glen Dr. (area in floodplain)	Public/Semi-Public, Preserve Land (no density has been identified for this designation)	(24) Impact Sensitive, 1du/4,8,20 acres (zoned S90 – holding area – 8-acre min. parcel size)	1du/4 acres

<b>VALLEY CENTER</b>					
General Planning Commission Comment – Continue to work with the community on the Town Center Planning for the two Village nodes.					
Paula Ashley	1	Adjacent to Lilac, north of Keys Creek 128-521-06	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/2 acres
Karen Busey – TRS (representing Jackson/Burgener)	2	128-290-54 to 57	1du/4 acres	(17) Estate Residential, 1du/2,4 acres	1du/2 acres
Judy Silverman	3	Near intersection of Valley Center Rd and Cole Grade Rd (northern town center node)	Unknown – unspecified area (requires APN)	Unknown – unspecified area (requires APN)	Investigate the issues associated with a gas plume and high groundwater issues before deciding upon a designation (general comment)

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Jim Chagala (representing the Mesa Verde/ Mesa Crest Property Owners – total of 13 property owners)	4	129-070-07, 09, 11, 14, 15, 17 129-162-07 129-080-12, 13, 15, 16, 48, 49	1du/20 acres	(20) General Agriculture, 1du/10 acres	1du/2 acres
Jim Chagala (representing Deyer)	5	129-390-70	1du/20 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/4 acres
Jim Chagala (representing Nabers)	6	188-100-03, 37, 38 189-052-07	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/20 acres
Jim Chagala (representing Debs)	7	186-210-55	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/4 acres
Jim Chagala (representing Pardee)	8	129-010-21, 57, 61	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/4 acres
Todd Ruth	9	185-112-08	1du/2 acres	(17) Estate Residential, 1du/2,4 acres	1du/20 acres
Richard Petter	10	186-062-08 to 10	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/4 acres
Thure Stedt – TRS (representing Virginia Leishman)	11	191-111-03 191-180-09	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/4 acres
Thure Stedt – TRS (representing Ruth & Stuart Lynch)	12	186-030-37 189-021-06, 10	1du/4 acres	(17) Estate Residential, 1du/2,4 acres	1du/2 acres

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Thure Stedt – TRS	13	Brook Forest (TM 5177RPL, SP 00-001, Log No. 99-08-032A) 185-274-08 186-061-01 to 03 186-210-02, 18, 70	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/4 acres (requested density supported by Valley Center Planning Group)
Betty Steinkolk	14	128-521-04	1du/20 acres	(17) Estate Residential, 1du/2,4 acres	1du/2 acres next to Lilac Rd
Deirdre Casparian (representing the United Landowners of Upper Hellhole Canyon)	15	191-060-11, 12, 14 to 16 191-110-01, 02 189-080-03, 04	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/4 acres
Bill Fisher	16	Paradise Mountain Ranch 191-180-05, 07, 08	1du/40 acres	(18) Multiple Rural Use, 1du/4,8,20 acres	1du/4 acres
Steve Flynn & Bill Lewis (representing the Valley Center Country Town Property Owners)	17	Southern Village Area	Unknown – unspecified area (requires APN)	Unknown – unspecified area (requires APN)	Implement southern property owners' proposal as submitted